

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JANUARY 10, 2008

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☐ Consent ☒ Discussion

SUBJECT:

VAR-25771 - VARIANCE - PUBLIC HEARING - APPLICANT: METRO PCS NEVADA, LLC - OWNER: WAI CHUN GINN - Request for a Variance TO ALLOW A RESIDENTIAL ADJACENCY SETBACK OF 58 FEET WHERE 240 FEET IS REQUIRED, AN EIGHT-FOOT REAR YARD SETBACK WHERE 35 FEET IS REQUIRED, AND A SEVEN-FOOT SIDE YARD SETBACK WHERE 10 FEET IS REQUIRED AND TO ALLOW A PROPOSED 80-FOOT WIRELESS COMMUNICATION FACILITY, STEALTH DESIGN WHERE 35 FEET IS ALLOWED on 0.92 acres located on the east side of Martin L. King Boulevard, approximately 180 feet south of Owens Avenue (APN 139-28-501-003), R-E (Residence Estates) Zone, Ward 5 (Barlow)

IF APPROVED, C.C.: 02/06/2008

IF DENIED, P.C.: FINAL ACTION (Unless appealed within 10 days)

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

2

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

1

City Council Meeting

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RECOMMENDATION:

DENIAL

BACKUP DOCUMENTATION:

1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter
6. Submitted after final agenda – Protest/support postcards for Items 36-37

Motion made by RICHARD TRUESDELL to Hold In Abeyance Items 36 and 37 to 2/14/2008

Passed For: 7; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0

GLENN TROWBRIDGE, SAM DUNNAM, DAVID STEINMAN, BYRON GOYNES, RICHARD TRUESDELL, STEVEN EVANS, VICKI QUINN; (Against-None); (Abstain-None); (Did Not Vote-None); (Excused-None)

NOTE: Subsequent to the meeting, it was clarified that the motion to hold Item 36 in abeyance to 2/24/2008 applied to both Items 36 and 37.

PLANNING COMMISSION MEETING OF: JANUARY 10, 2008

Minutes:

CHAIRMAN GOYNES declared the Public Hearing open for Items 36 and 37.

DOUG RANKIN, Planning and Development Department, noted that the variance is a self-imposed hardship and redesign of the project would eliminate the need for the variance. Staff recommended denial of both the Variance and the Special Use Permit.

KEN STOCKERO, 2338 North Green Valley Parkway, appeared on behalf of the applicant and requested abeyance of both items. COMMISSIONER EVANS asked the applicant whether he had just received the staff report and MR. STOCKERO explained the late receipt was due to his mail having to be forwarded.

TODD FARLOW, 240 North 19th Street, commented that if there was a public park in the area, it would be a suitable location for the tower and at the same time provide revenue for the City.

MARCYNE BROWN, Las Vegas resident, stated she was pleased that staff had recommended denial. She commented that the site is in the redevelopment area and the multiple variances are inappropriate.

CHAIRMAN GOYNES noted that he has received a number of phone calls from residents who live in Ward 5 and are concerned about the tower.

Prior to the vote, COMMISSIONER EVANS asked the applicant to verify the reason for requesting the abeyance. MR. STOCKERO replied that he needs to inform the property owner of the conditions of the staff report.

CHAIRMAN GOYNES declared the Public Hearing closed for Items 36 and 37.